

**Fill in this information to identify the case:**Debtor 1 MATTHEW J. BROWNDebtor 2 BETH BROWN  
(Spouse, if filing)United States Bankruptcy Court for the: Western District of Pennsylvania

(State)

Case Number: 18-22794GLT**Form 4100N****Notice of Final Cure Payment****10/15**

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

**Part 1: Mortgage Information**

Name of creditor: PNC BANK NA Court claim no. (if known): 3

Last 4 digits of any number you use to identify the debtor's account 7 6 9 5

Property Address: 3812 MCLEAN AVE  
MCKEESPORT PA 15133

**Part 2: Cure Amount**

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>825.40</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>825.40</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. <b>Total.</b> Add lines b, d, and f.	(g) \$ <u>825.40</u>

**Part 3: Postpetition Mortgage Payment**


Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$946.76

The next postpetition payment is due on

9 / 1 / 2023  
MM / DD / YYYY Mortgage is paid directly by the debtor(s).

Debtor 1 MATTHEW J. BROWN  
Name

Case number (if known) 18-22794GLT

**Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)**

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

 /s/ Ronda J. Winnecour  
Signature

Date 09/11/2023

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA  
600 GRANT STREET  
SUITE 3250 US STEEL TWR  
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email cmecf@chapter13trusteewdpa.com

Debtor 1 **MATTHEW J. BROWN**  
Name

Case number (if known) **18-22794GLT**

### Disbursement History

Date	Check #	Name	Posting Type	Amount
<b><u>MORTGAGE ARR. (Part 2 (b))</u></b>				
03/25/2019	1113311	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	825.40
				825.40

### **MORTGAGE REGULAR PAYMENT (Part 3)**

09/25/2018	1094076	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	2,456.55
10/29/2018	1097322	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
11/27/2018	1100442	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
12/21/2018	1103544	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
01/25/2019	1106785	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
02/25/2019	1110026	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
03/25/2019	1113311	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
04/26/2019	1116629	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
05/24/2019	1120018	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
06/25/2019	1123436	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
07/29/2019	1126873	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
08/27/2019	1130357	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
09/24/2019	1133620	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
10/24/2019	1136996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
11/25/2019	1140453	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
12/23/2019	1143846	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
01/28/2020	1147307	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
02/25/2020	1150832	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
03/23/2020	1154315	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
04/27/2020	1157761	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
05/26/2020	1161096	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
06/26/2020	1164258	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
07/29/2020	1167351	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
08/25/2020	1170429	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
09/28/2020	1173531	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
10/26/2020	1176618	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
11/24/2020	1179687	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
12/21/2020	1182626	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
01/25/2021	1185617	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
02/22/2021	1188739	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
03/26/2021	1192048	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
04/26/2021	1195283	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
05/25/2021	1198394	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	818.85
06/25/2021	1201581	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	897.30
07/26/2021	1204782	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	897.30
08/26/2021	1207930	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	897.30
09/24/2021	1211030	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	897.30
10/25/2021	1214106	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
11/22/2021	1217142	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
12/23/2021	1220217	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
01/26/2022	1223280	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
02/23/2022	1226152	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
03/25/2022	1229124	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
04/26/2022	1232162	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
05/25/2022	1235205	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	896.47
07/26/2022	1241164	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,353.62
08/24/2022	1244047	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,316.41
09/27/2022	1246929	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
10/25/2022	1249730	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
11/23/2022	1252523	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
12/22/2022	1255264	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
01/26/2023	1257996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
02/23/2023	1260586	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	890.01
04/25/2023	1266181	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,415.66
05/25/2023	1269051	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,254.37
07/25/2023	1274684	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	2,256.31
08/25/2023	1277466	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	276.81
				52,633.95

**CERTIFICATE OF SERVICE**

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

MATTHEW J. BROWN  
BETH BROWN  
3812 MCLEAN DR  
MCKEESPORT, PA 15133

BRAD HAMRIC ESQ  
758 VERNON DR  
ROSTRAVER TOWNSHIP, PA 15012

PNC BANK NA  
3232 NEWMARK DR  
MIAMISBURG, OH 45342

BRIAN C NICHOLAS ESQ  
KML LAW GROUP PC  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106

9/11/23

/s/ Roberta Saunier

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Administrative Assistant  
Office of the Chapter 13 Trustee